

2012 Whitley County Property Tax Report with Comparison to 2011

Legislative Services Agency

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This report describes property tax changes in Whitley County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Whitley County the average tax bill for all taxpayers decreased by 1.9%. This tax bill fall was mainly the result of the 1.4% decrease in the tax levy of all local government units. Certified net assessed value increased 1.8%. Agricultural assessments increased substantially. Business assessments fell, which may have been a legacy of the recession. Falling levies and rising assessed values caused tax rates to fall in most Whitley County tax districts. Tax cap credits as a percent of the levy were nearly unchanged in Whitley County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-1.9%	\$22,352,839	\$1,323,561,624	1.4%
Change		-1.4%	1.8%	0.0%
2011	8.4%	\$22,671,984	\$1,300,178,465	1.4%

Homestead Property Taxes

Homestead property taxes decreased 3.7% on average in Whitley County in 2012. Tax rates fell in most Whitley County tax districts, and the county average tax rate decreased by 3.2%. The percentage of homesteads at their tax caps increased slightly from 3.5% in 2011 to 3.7% in 2012.

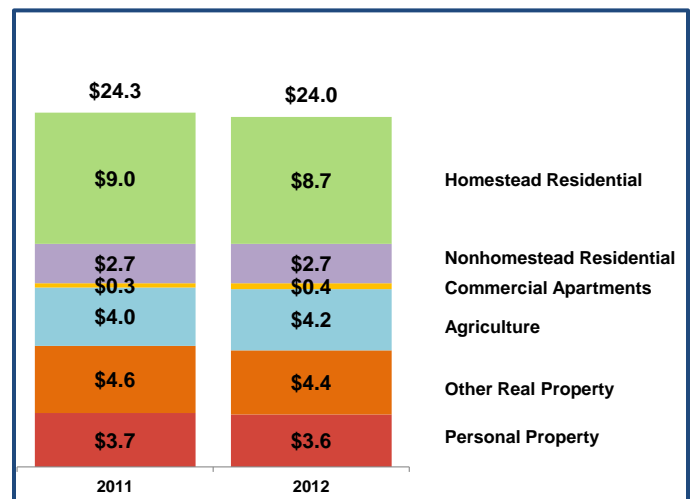
Comparable Homestead Property Tax Changes in Whitley County

	2011 to 2012	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	2,785	26.8%
No Change	192	1.8%
Lower Tax Bill	7,429	71.4%
Average Change in Tax Bill	-3.7%	
Detailed Change in Tax Bill		
20% or More	236	2.3%
10% to 19%	448	4.3%
1% to 9%	2,101	20.2%
0%	192	1.8%
-1% to -9%	5,272	50.7%
-10% to -19%	1,738	16.7%
-20% or More	419	4.0%
Total	10,406	100.0%

Net Tax Bill Changes - All Property Types

Most of Whitley County's 2012 net property taxes were paid by homeowners and by business owners on their land and buildings (other real) and business equipment (personal). Net tax bills for all taxpayers decreased 1.9% in Whitley County in 2012. Net taxes were much higher on commercial apartments and were higher on agricultural property and nonhomestead residential (mostly small rentals and second homes). Net taxes were lower on homesteads and business property.

Comparison of Net Property Tax by Property Type (In Millions)



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in all but two of Whitley County tax districts. The average tax rate fell by 3.2%, because of a levy decrease and an increase in net assessed value.

Levies in Whitley County decreased by 1.4%. The Whitley County School Corporation saw large decreases in the capital projects and bus replacement funds; the Smith-Green School Corporation had large decreases in the debt service, school pension debt, and bus replacement funds; and the Whitko School Corporation had decreases in capital projects and debt service funds. The largest levy increase was in the county unit, mainly due to increases in the general and lease rental payment funds. Other units with large increases were Columbia City, because of increased general and fire equipment bond funds, and Smith Township, because of an increased fire building debt fund.

Whitley County's total net assessed value increased 1.3% in 2012. Agricultural net assessments rose 9.6%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from \$1,290 to \$1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 0.4%. This decline may have been a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	\$1,333,378,767	\$1,329,590,199	-0.3%	\$560,303,587	\$560,572,480	0.0%
Other Residential	169,444,801	174,153,601	2.8%	168,880,771	173,573,917	2.8%
Ag Business/Land	256,878,700	284,497,600	10.8%	256,403,840	281,105,001	9.6%
Business Real/Personal	714,338,332	702,162,246	-1.7%	480,763,472	470,717,901	-2.1%
Total	\$2,474,040,600	\$2,490,403,646	0.7%	\$1,466,351,670	\$1,485,969,299	1.3%

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Whitley County were \$344,227, or 1.4% of the levy. This was much less than the state average percentage of the levy of 9.2% and less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Whitley County's tax rates were lower than the state median.

More than two-thirds of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. The largest percentage losses were in South Whitley Town and Columbia City, where district tax rates were above \$2 per \$100 assessed value. The largest dollar losses were in Columbia City, the Whitley County Consolidated School Corporation, and the county unit.

Tax Cap Credits by Category

Tax cap credits decreased slightly in Whitley County in 2012 by \$4,149, or 1.2%. The percentage of the levy lost to credits was almost unchanged. There were no major changes in state policy to affect tax cap credits in 2012. Whitley County credits were unchanged despite declining tax rates, mainly because the county's tax cap credits are so small.

Tax Cap Category	2011	2012	Difference	% Change
1%	\$72,735	\$76,853	\$4,118	5.7%
2%	243,398	242,132	-1,266	-0.5%
3%	0	0	0	0.0%
Elderly	32,243	25,242	-7,002	-21.7%
Total	\$348,376	\$344,227	-\$4,149	-1.2%
% of Levy	1.4%	1.4%		0.0%

Whitley County Levy Comparison by Taxing Unit

Taxing Unit						% Change			
	2008	2009	2010	2011	2012	2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	35,547,274	21,153,126	21,638,415	22,671,984	22,352,839	-40.5%	2.3%	4.8%	-1.4%
State Unit	37,252	0	0	0	0	-100.0%			
Whitley County	5,603,329	5,294,931	4,985,159	5,221,518	5,565,576	-5.5%	-5.9%	4.7%	6.6%
Cleveland Township	173,921	178,607	212,080	164,213	123,449	2.7%	18.7%	-22.6%	-24.8%
Columbia Township	144,018	147,048	145,223	145,969	151,476	2.1%	-1.2%	0.5%	3.8%
Etna Troy Township	41,833	43,727	43,425	44,595	47,679	4.5%	-0.7%	2.7%	6.9%
Jefferson Township	90,491	88,937	87,293	88,897	91,399	-1.7%	-1.8%	1.8%	2.8%
Richland Township	65,848	67,032	66,826	68,548	71,424	1.8%	-0.3%	2.6%	4.2%
Smith Township	104,535	102,808	101,760	96,520	337,294	-1.7%	-1.0%	-5.1%	249.5%
Thornecreek Township	242,251	192,440	192,643	192,011	195,469	-20.6%	0.1%	-0.3%	1.8%
Union Township	70,116	69,136	67,928	60,795	66,820	-1.4%	-1.7%	-10.5%	9.9%
Washington Township	71,619	80,175	78,571	79,752	79,178	11.9%	-2.0%	1.5%	-0.7%
Columbia City Civil City	2,114,647	2,040,780	2,042,195	2,042,917	2,308,000	-3.5%	0.1%	0.0%	13.0%
Churubusco Civil Town	309,337	330,939	324,445	403,222	394,708	7.0%	-2.0%	24.3%	-2.1%
Larwill Civil Town	22,725	22,924	22,882	23,948	23,975	0.9%	-0.2%	4.7%	0.1%
South Whitley Civil Town	263,985	277,311	274,873	274,304	294,674	5.0%	-0.9%	-0.2%	7.4%
Whitko Community School Corp	3,792,748	2,012,849	2,174,700	2,540,742	2,220,198	-46.9%	8.0%	16.8%	-12.6%
Smith-Green Community School Corp	2,749,166	1,326,596	1,730,609	1,597,969	1,225,718	-51.7%	30.5%	-7.7%	-23.3%
Whitley County Consolidated School Corp	18,569,437	7,904,071	7,906,277	8,489,103	8,067,647	-57.4%	0.0%	7.4%	-5.0%
Churubusco Public Library	46,057	47,183	48,106	49,706	53,192	2.4%	2.0%	3.3%	7.0%
Peabody Library	719,441	597,707	806,602	745,330	781,118	-16.9%	34.9%	-7.6%	4.8%
South Whitley Public Library	314,518	327,925	326,818	341,925	253,845	4.3%	-0.3%	4.6%	-25.8%
Whitley County Solid Waste Mgmt Dist	0	0	0	0	0				
Whitley County Redevelopment Commission	0	0	0	0	0				
Columbia City Redevelopment Commission	0	0	0	0	0				

Whitley County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
92001	Cleveland Township	1.8084	--	--	2.3231%	--	--	--	1.7664
92002	South Whitley Town	2.6217	--	--	2.3231%	--	--	--	2.5608
92003	Columbia Township	1.5054	--	--	2.3231%	--	--	--	1.4704
92004	Columbia City	2.3749	--	--	2.3231%	--	--	--	2.3197
92005	Etna Troy Township	1.3210	--	--	2.3231%	--	--	--	1.2903
92006	Jefferson Township	1.3382	--	--	2.3231%	--	--	--	1.3071
92007	Richland Township	1.8151	--	--	2.3231%	--	--	--	1.7729

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Whitley County 2012 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	76,853	239,800	0	24,896	341,549	22,352,839	1.5%
<i>TIF Total</i>	0	2,333	0	346	2,678	2,158,670	0.1%
<i>County Total</i>	76,853	242,132	0	25,242	344,227	24,511,509	1.4%
Whitley County	13,761	41,681	0	5,334	60,775	5,565,576	1.1%
Cleveland Township	347	2,038	0	160	2,545	123,449	2.1%
Columbia Township	723	2,172	0	181	3,076	151,476	2.0%
Etna Troy Township	0	0	0	32	32	47,679	0.1%
Jefferson Township	15	0	0	59	74	91,399	0.1%
Richland Township	7	56	0	22	84	71,424	0.1%
Smith Township	100	264	0	133	497	337,294	0.1%
Thorn Creek Township	67	0	0	243	310	195,469	0.2%
Union Township	41	22	0	32	94	66,820	0.1%
Washington Township	0	0	0	18	18	79,178	0.0%
Columbia City Civil City	25,830	71,027	0	4,717	101,574	2,308,000	4.4%
Churubusco Civil Town	8	981	0	152	1,141	394,708	0.3%
Larwill Civil Town	93	756	0	65	914	23,975	3.8%
South Whitley Civil Town	2,505	16,579	0	1,139	20,223	294,674	6.9%
Whitko Community School Corp	4,168	24,878	0	2,142	31,188	2,220,198	1.4%
Columbia Township School Corp	0	0	0	0	0	0	
Etna-Troy Township School Corp	0	0	0	0	0	0	
Jefferson Township School Corp	0	0	0	0	0	0	
Smith-Green Community School Corp	365	959	0	483	1,806	1,225,718	0.1%
Thorn Creek Township School Corp	0	0	0	0	0	0	
Union Township School Corp	0	0	0	0	0	0	
Washington Township School Corp	0	0	0	0	0	0	
Whitley County Consolidated School Corp	24,191	64,462	0	8,572	97,225	8,067,647	1.2%
Churubusco Public Library	16	42	0	21	78	53,192	0.1%
Peabody Library	4,151	11,142	0	1,156	16,450	781,118	2.1%
South Whitley Public Library	467	2,742	0	236	3,444	253,845	1.4%
Whitley County Solid Waste Mgmt Dist	0	0	0	0	0	0	
Whitley County Redevelopment Commission	0	0	0	0	0	0	
Columbia City Redevelopment Commission	0	0	0	0	0	0	
TIF - Columbia City	0	2,333	0	110	2,442	46,988	5.2%
TIF - Union Township	0	0	0	236	236	2,111,682	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.